

ZONING DATA NOTES

SITE LOCATION
Property Street Address
2203 Philadelphia Road
Edgewood, Maryland 21040

LEGAL DESCRIPTION
Tax Account #: 067745

Map 65; Grid 1F; Parcel 149

Assessment Area: 3

Plat: 183080

Deed Reference: 7581/ 97

Electric District: 01

Zoning: B-1

OWNER-DEVELOPER
NAME
Fowowe, Michael
Fowowe, Clara

ADDRESS
2976 Siwanoy Drive
Edgewood, Maryland 21040

AREA
Lot area: 0.351 Acres
43,560 sf / acre = 15,304 sf

USE
EXISTING USE: Auto repair shop

PROPOSED USE: Tenant named "Global Healthcare Systems Inc." The tenant will consist of one doctor.

PARKING
Refer to parking schedule and notes.

ADJACENT PROPERTY OWNERS

SITE ADDRESS
2201 Philadelphia Road
Edgewood, Maryland 21040
PROPERTY OWNER'S NAME
Osborne Marcell LLC
MAILING ADDRESS
1212 Bernoudy Road
White Hall, Maryland 21161
USE: Commercial

SITE ADDRESS
2205 Philadelphia Road
Edgewood, Maryland 21040
PROPERTY OWNER'S NAME
Van Gilder, Howard F
Van Gilder, Lynnette H
MAILING ADDRESS
2205 Philadelphia Road
Edgewood, Maryland 21040
USE: Residential

SITE ADDRESS
1309 Edgewood Road
Edgewood, Maryland 21040
PROPERTY OWNER'S NAME
Pilachowski, Robert W
MAILING ADDRESS
1309 Edgewood Road
Edgewood, Maryland 21040
USE: Residential

SITE UTILITIES NOTES

PUBLIC WATER
PUBLIC WATER MAIN: There appears to be an existing public water main.

WATER SUPPLY CONNECTION: There appears to be an existing water connection to the public main for the building. We propose to allow the existing conditions to remain as is.

BUILDING MAIN SHUT-OFF VALVE: There appears to be an existing shut-off valve. We propose to allow the existing conditions to remain as is.

WATER SUPPLY BUILDING MAIN: There appears to be an existing water supply building main. We propose to allow the existing conditions to remain as is.

WATER METER: There appears to be an existing water meter assembly. This meter assembly is in "the basement" of the building "an underground meter vault. We propose to allow the existing conditions to remain as is.

PUBLIC SANITARY SEWER
PUBLIC SANITARY SEWER MAIN: There appears to be an existing public street main. We propose to allow the existing conditions to remain as is.

SANITARY SEWER CONNECTION: There appears to be a connection to the street main for the property. We propose to allow the existing conditions to remain as is.

STORM-WATER & NATURAL RESOURCES NOTES

NON-TIDAL WETLANDS: None

EXISTING STREAMS: There is an existing stream within 100ft of the property. We do not propose to disturb the existing site.

TIDAL WETLANDS: None

CHESAPEAKE BAY OVERLAY DISTRICT: None

FEMA FLOODPLANE AREAS: This property is within the floodplane area, refer to the "FEMA FLOODPLAIN AREA" plan on this page. We do not propose to disturb the existing site.

PROPOSED DISTURBED AREA: 0 sf

PROPOSED CUT/FILL VOLUME: 0 cy

PROPOSED MAX EXCAVATION DEPTH: We do not propose any new excavation work.

SEDIMENT & EROSION CONTROL PERMIT: We do not propose to disturb the existing site. Therefore, we believe we are exempt from requiring a sediment and erosion control permit. .

EXISTING STORM DRAINAGE MANAGEMENT: Surface flow into storm water management device.

PROPOSED STORM DRAINAGE MANAGEMENT SYSTEM: We do not propose to disturb the existing site. Therefore, we believe we are exempt from stormwater management.

SOIL CONDITIONS

SUBSOIL INVESTIGATION: Stoker Associates did not perform an on-site subsurface investigation. Stoker Associates does not warrant the actual existing subsurface conditions are as we estimated. The scope of the construction work is based on estimated conditions. We based the estimated condition on our interpretation of public data from U.S. Department of Agriculture.

SOIL TYPES: We estimate the soil type on-site is EsA.

WATERTABLE DEPTH: We estimate the normal watertable depth is greater then 4ft below existing finished grade, and the watertable depth will be below the lowest bottom of footings.

BEDROCK DEPTH: We estimate the top of rock depth is approx 6ft to 20ft below existing finished grade, and the bedrock depth will be below the lowest bottom of footings.

STEEP SLOPE CONDITIONS

The proposed finished grade slopes for the site should be less than 15%. The site may have some finished grades between 15% and 25%. We believe none of the proposed finished grade slopes for the site will be 25% or more.

PUBLIC ROAD NOTES

PUBLIC ROAD NAME: Philadelphia Road

NEAREST INTERSECTING ROAD: Edgewood Road

JURISDICTION: State Highways Administration

TRAFFIC TYPE: Undivided two-way traffic with each direction having (1) lane.

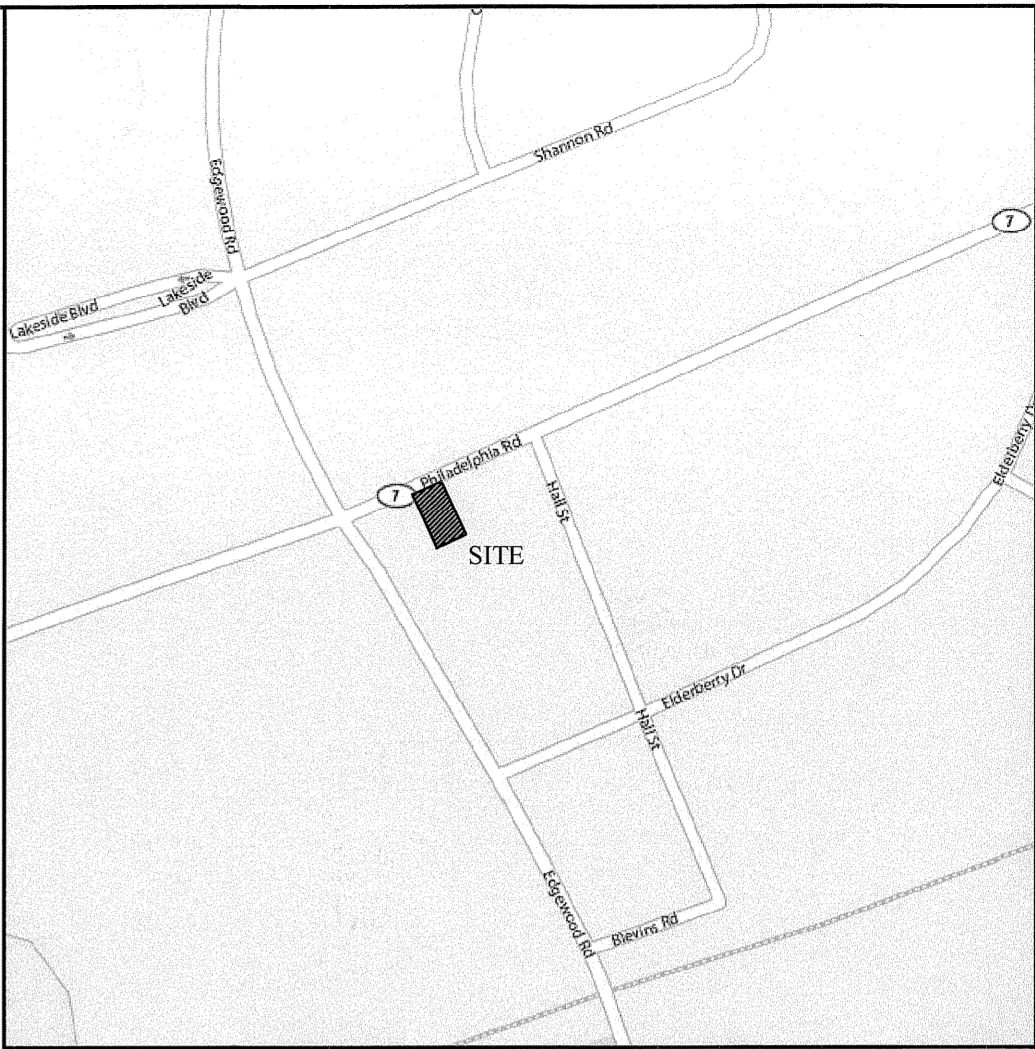
POSTED SPEED LIMIT: *mph

ROAD SHOULDER: The existing road shoulder has existing concrete curbs and gutters. We propose to allow the existing road shoulder to remain as is.

ROAD ENTRANCE: There is an existing road entrance. We propose to allow the existing entrance to remain as is.

ROAD ACCESS PERMIT: We propose that the project is exempt from needing a road access permit.

TRAFFIC IMPACT STUDY: We believe that the traffic impact from this proposed project will be minimal. We propose that because of the minor nature of the proposed project, we are exempt from providing a detailed traffic impact study.



LOT COVERAGE WORKSHEET

Surface		Lot Coverage Before		Modifications		Lot Coverage After		Proposed Disturbed	Notes
		Area (sf)	Lot %	Delete (- sf)	Add (+ sf)	Area (sf)	Lot %	Area (sf)	
Impervious Surfaces									
	Building footprint	4,420	28.88 %			4,420	28.88 %		#11
	Paving	10,534	68.83 %			10,534	68.83 %		#11
	Total impervious	14,954	97.71 %			14,954	97.71 %		#11
Pervious Surfaces									
	Forest / lawn	350	2.29 %			350	2.29 %		#11
	Total pervious	350	2.29 %			350	2.29 %		#11
Lot Total		15,304	100.00 %			15,304	100.00 %		#11

BUILDING AREA USE & PARKING WORKSHEET

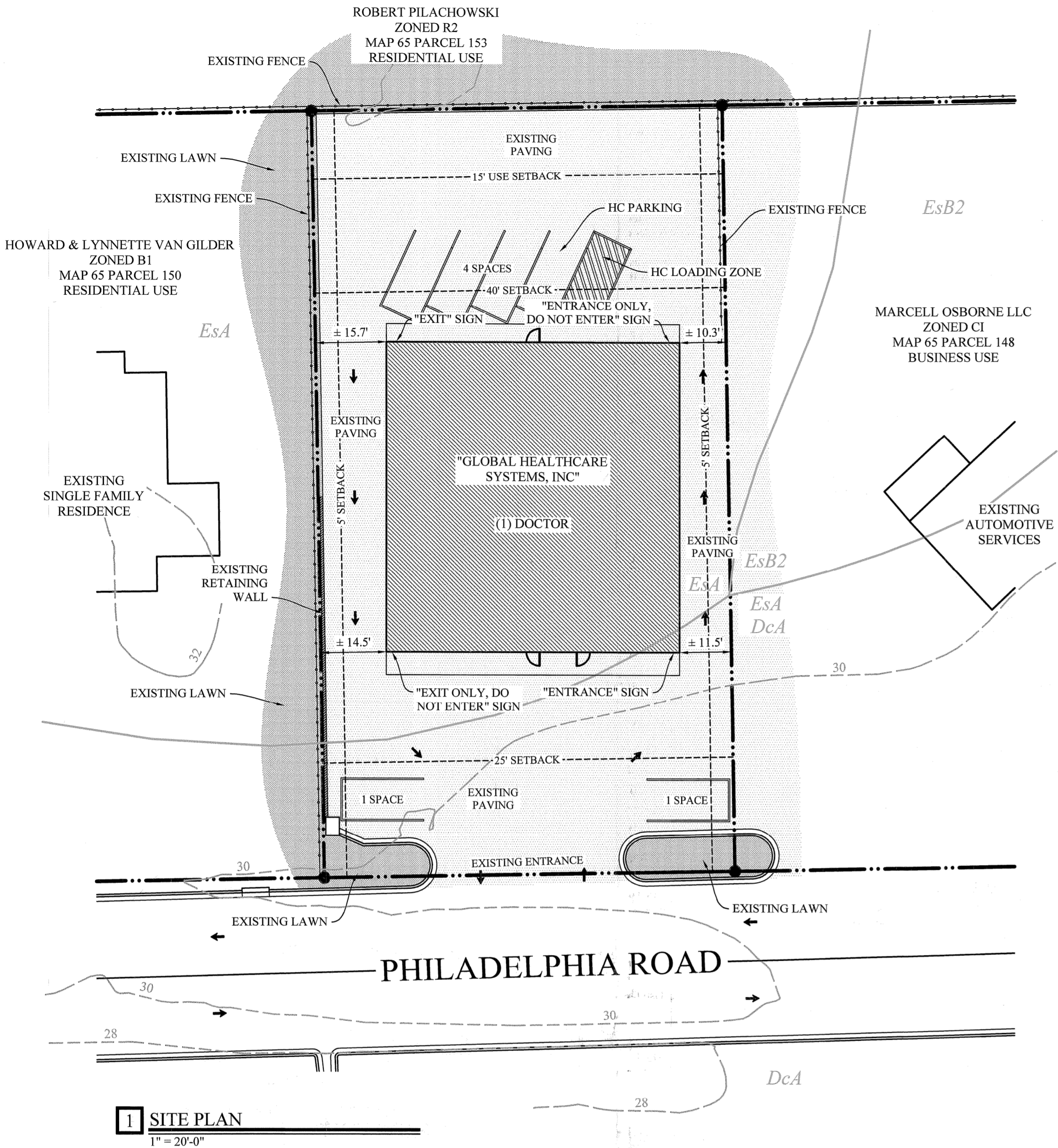
Use Description	Building Area Before (sf)	Delete (- sf)	Add (+ sf)	Building Area After (sf)	Parking Spaces After	Notes
Total	4,420			4,420	6	#21

WORKSHEET NOTES

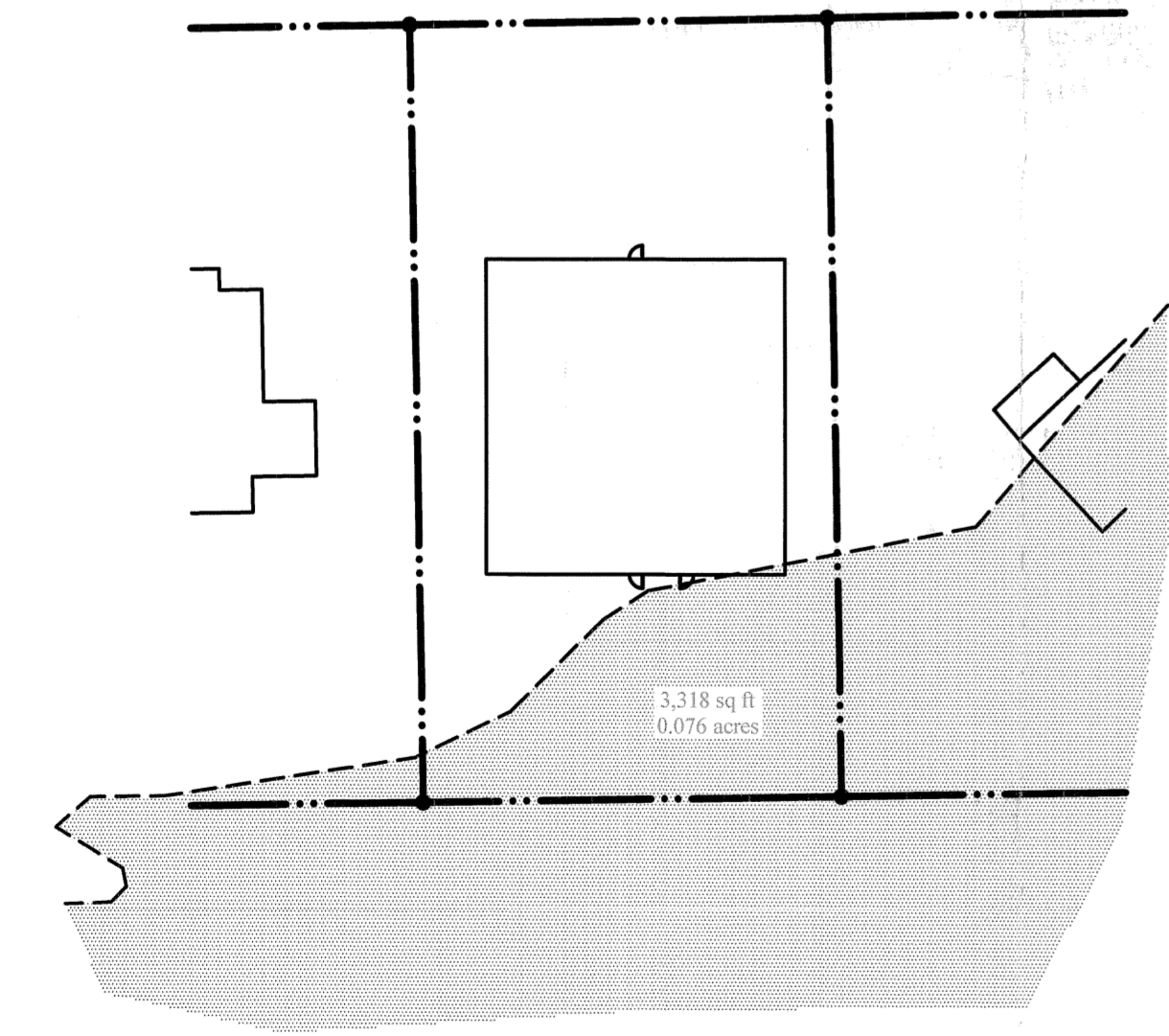
Refer to the lot coverage and building area use & parking worksheet on this page to determine where each of the following notes apply. Unless otherwise noted, these following notes only apply to the locations shown in these schedules.

LOT COVERAGE WORKSHEET NOTES
11) Stoker Associates did not perform a land survey to determine the lot areas. Refer to the "EXISTING CONDITIONS SURVEY" notes.

BUILDING AREA USE & PARKING WORKSHEET NOTES
21) There will be one doctor for this space
(1) doctor = 6 spaces



1 SITE PLAN
1" = 20'-0"



2 FEMA FLOODPLAIN AREA
1" = 40'-0"

PLAN TYPE S
PLAN NO. 11-128
SERIES NO.
DATE 12/12/11
DAC/DUE 1/18/12

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 7767-R, expiration date August 27, 2013.



GLOBAL HEALTHCARE SYSTEMS INC 2203 PHILADELPHIA ROAD EDGEWOOD, MARYLAND 21040		
DATE: 12/12/11	JOB#: 201150	FILE: 201150C01SITE
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